

When recorded return to:  
Alexandra Viscovich  
2112 19th Street  
Arlacortes, WA 98221



201607220196  
Skagit County Auditor \$77.00  
7/22/2016 Page 1 of 5 3:58PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027729

CHICAGO TITLE  
620027729

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin J. Volpe and Patricia Ann Volpe, Husband and Wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Alexandra Viscovich, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot D-2, ALDER HILLS CONDOMINIUM, according to the declaration thereof recorded May 13, 2005, under Auditor's File No. 200505130121 and as Amended under Auditor's File Numbers 200512020058 and 201607060091. , records of Skagit County, Washington, and the Survey Map and plans recorded May 13, 2005, under Auditor's File No. 200505130120, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122890 / 4858-000-004-0100,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 19, 2016

Kevin J Volpe by Patricia  
Ann Volpe his attorney in fact  
Kevin J. Volpe

Patricia Ann Volpe

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163120  
JUL 22 2016

Amount Paid \$577.00  
By Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County SKAGIT of SKAGIT

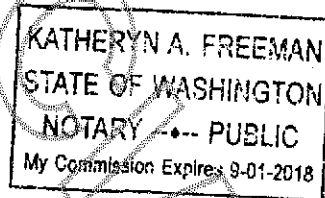
I certify that I know or have satisfactory evidence that

Patricia Ann Volpe

(~~S~~he the person(s) who appeared before me, and said person(s) acknowledged that (he/~~s~~he/they) signed this of instrument and acknowledged it to be (his/~~her~~/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 20 2016

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018



STATE of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed  
this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that Patricia Ann Volpe

(s) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this  
instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it  
as the Attorney in fact of Kevin S. Volpe to be the free and voluntary act of  
such party for the uses and purposes mentioned in the instrument.

Dated: July 20, 2016

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of: WA  
Residing at: Shohomish CO  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: May 13, 2005  
Auditor's No(s): 200505130121, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 2, 2005 and July 6, 2016  
Recording No.: 200512020058 and 201607060091

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ALDER HILLS, A CONDOMINIUM:

Recording No: 200505130120

3. Easement delineated on the face of said plat;  
For: Utility and Pedestrian  
Affects: 10 feet adjacent to street

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 31, 2005  
Auditor's No(s): 200505310140, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For: Communications

5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 13, 2004  
Auditor's No.: 200412130078, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 13, 2005  
Auditor's No(s): 200505130121, records of Skagit County, Washington  
Imposed By: Homestead Northwest Development Co.

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 14, 2005  
Auditor's No(s): 200509140022, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For: Broadband Communications System

## EXHIBIT "A"

### Exceptions (continued)

8. Agreement, including the terms and conditions thereof; entered into;  
By: Homestead NW Development Co.  
And Between: Anacortes School District  
Recorded: September 21, 2005  
Auditor's No. 200509210035, records of Skagit County, Washington  
Providing: Continuing indemnity covenant re: Storm Drainage  
Improvements

An agreement recorded August 8, 2012 at 201208080064 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: August 8, 2012  
Recording No.: 201208080063

9. Dues, charges and assessments, if any, levied by Alder Hills Condominium Homeowners Association.
10. City, county or local improvement district assessments, if any.
11. Liability to future assessments, if any, levied by City of Anacortes.